



City of Taylorsville  
PLANNING COMMISSION MEETING  
Agenda – September 12, 2006 - Wednesday  
Council Chambers - 2600 West Taylorsville Blvd  
Work Meeting – 6:00 P.M. – Regular Session – 7:00 P.M.

**CONSENT AGENDA**

1. **MINUTES:** Review/approval of Minutes for July 11, 2006
2. **PUBLIC HEARING**  
**Photography Studio and Internet Sales**  
Applicant: **David Leslie**  
Address: 5944 South Heirloom Place (1620 West)  
File: 29H06 – Michael Maloy – City Planner
3. **PUBLIC HEARING**  
**Advertising and Commercial Art Production Sales**  
Applicant: **Douglas and Sharyne Wood**  
Address: 6033 South 1300 West  
File: 33H06 – Michael Maloy – City Planner
4. **PUBLIC HEARING**  
**Animal Hobby Permit**  
Applicant: **Margaret Pearce**  
Address: 4711 South Turnberry Place (1105 West)  
File: 24C06 – Nick Norris – City Planner

**HOME OCCUPATIONS**

5. **PUBLIC HEARING**  
**Pet Grooming School**  
Applicant: **Ed Johnson**  
Address: 6158 South 2200 West  
File: 30H06 – Michael Maloy – City Planner
6. **PUBLIC HEARING**  
**Photography Studio**  
Applicant: **Sarah Elkins**  
Address: 4869 South Hillmar Street (1890 West)  
File: 31H06 – Nick Norris – City Planner
7. **PUBLIC HEARING**  
**Hair Salon**  
Applicant: **Michael Bryant**  
Address: 6473 South 2700 West  
File: 32H06 – Michael Maloy – City Planner
8. **PUBLIC HEARING**  
**Selling Packaged Foods**  
Applicant: **Glenda Wadsworth**  
Address: 5032 West Cowdell Street (2570 West)  
File: 34H06 – Michael Maloy – City Planner

**GENERAL PLAN AMENDMENTS**

9. **PUBLIC HEARING**  
**Recommendation to the City Council to Amend the 4800 South Small Area Master Plan to Allow Properties to be Less Than One Half Acre.**  
Applicant: **Chad Carothers**  
Address: 5014 South 1130 West  
File: 6G06 – Nick Norris – City Planner
10. **PUBLIC HEARING**  
**Recommendation to the City Council to Amend the General Plan Map from Business Park to Medium Density Residential**  
Applicant: **Boardwalk Industries**  
Address: 4202 South Riverboat Road  
File: 5G06 – Nick Norris – City Planner

Withdrawn  
By Applicant.  
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### **ZONE CHANGES**

11. **PUBLIC HEARING**  
**Recommendation to the City Council to Amend the Zoning Map from A-1 (Agricultural) to R-M/zc (Residential Multi-Family). (The Zoning Condition is a Maximum of Eight Units Per Acre)**  
**Applicant:** Boardwalk Industries  
**Address:** 4202 South Riverboat Road  
**File:** 16Z06 – Nick Norris – City Planner
12. **PUBLIC HEARING**  
**Recommendation to the City Council to Amend the Zoning Map from A-1 (Agricultural) to R-M (Residential Multi-Family)**  
**Applicant:** Michael Grow  
**Address:** 2860 and 2880 West 5400 South  
**File:** 15Z06 – Dan Udall – City Planner

### **CONDITIONAL USES**

13. **PUBLIC HEARING**  
**Two-Story Office Building (Preliminary)**  
**Applicant:** Gold Medallion Homes  
**Address:** 6150 South Redwood Road  
**File:** 28C06 – Michael Maloy – City Planner
14. **PUBLIC HEARING**  
**Three Story Office Building (Preliminary)**  
**Applicant:** Sorenson Associates  
**Address:** 4192 South Riverboat Road (815 West)  
**File:** 23C06 – Nick Norris – City Planner

### **SUBDIVISIONS**

15. **PUBLIC HEARING**  
**12-Lot Residential Subdivision (Preliminary)**  
**Applicant:** Kehl Homes  
**Address:** 6326, 6350 and 6362 South 2200 West  
**File:** 12S06 – Michael Maloy – City Planner
16. **PUBLIC HEARING**  
**Two-Lot Residential Subdivision (Preliminary)**  
**Applicant:** Steve Mayne  
**Address:** 5120 South 1130 West  
**File:** 15S06 – Nick Norris – City Planner
17. **PUBLIC HEARING**  
**11-Lot Residential Subdivision (Preliminary)**  
**Applicant:** Ivory Homes  
**Address:** 6579 South 3200 West  
**File:** 16S06 – Dan Udall – City Planner

### **ZONING TEXT CHANGE**

18. **Recommendation to the City Council to Amend the Zoning Ordinance Text to Require a Background Check for “Class D” Home Occupations**  
**Applicant:** City of Taylorsville  
**File:** 14Z06 – Nick Norris – City Planner

### **CITY COUNCIL MEETING DISCUSSION – Commissioner Overson**

### **OTHER BUSINESS**

### **ADJOURNMENT**

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of agenda if it deems appropriate.  
In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling 963-5400 at least 24 hours in advance of the meeting to be held.